

## COTTAGE BAKERY FROM HOME

# Can I sell from my kitchen in Mecklenburg County, Virginia?

Home kitchen sales. Not a shop or rented commercial kitchen. Last verified 2026-05-06.

STATE FOOD PERMIT

**No**

HOME OCCUPATION

**Varies**

BUSINESS LICENSE

**Likely**

SALES CAP

**Tiered**

VIRGINIA RULES. OPEN THESE FIRST.

[Virginia permits PDF](#)[Virginia cottage food law page](#)[Virginia Department of Agriculture and Consumer Services cottage food program](#)[Statute: Va. Code §3.2-5130 \(HB 402 / 2026 c. 605\)](#)**NOT LEGAL ADVICE**

This is what it takes to sell from a home kitchen in Mecklenburg County. Confirm each step with Planning, Health, and the license office before you sell.

## What you need

Mecklenburg County, Virginia. File every Yes. Confirm every Check or Ask. Stay under the sales cap.

STATE FOOD PERMIT

**No**

ANNUAL SALES CAP

**Tiered**

HOME OCCUPATION / ZONING

**Varies**

LOCAL HEALTH

**No**

BUSINESS LICENSE

**Likely**

PICKUP AT THE HOUSE

**Yes**

### HOME KITCHEN ONLY

If you want a shop or a rented commercial kitchen, these rows do not apply.

### CONTINUE ONLINE

**Virginia permits PDF →**

<https://crosodo.com/reports/pdf/permits/virginia.pdf>

**Virginia cottage food law page →**

<https://crosodo.com/states/virginia>

**Permit page for this place →**

<https://crosodo.com/what-permits/virginia/mecklenburg-county>

**Mecklenburg County cottage food law page →**

<https://crosodo.com/states/virginia/mecklenburg-county>

Not legal advice. Rules change. Confirm with the office before you file.

## Where to file

### State

Virginia registration: No. Routine kitchen inspection: No. As amended by HB 402 (Acts of Assembly 2026 Ch. 605), effective July 1, 2026: exempt foods may be sold at any location, through the internet, or by phone to an individual in Virginia for their own consumption, and delivered in person, by mail, or by delivery service in Virginia. Still no resale, consignment, restaurants, retail food establishments, or out-of-state sales. Local zoning still applies. The VDACS home-food-processor FAQ PDF is stale (still says no online sales); the statute controls. <https://lis.virginia.gov/bill-details/20261/HB402>

Virginia permits PDF: [crosodo.com/reports/pdf/permits/virginia.pdf](https://crosodo.com/reports/pdf/permits/virginia.pdf)

State law page: [crosodo.com/states/virginia](https://crosodo.com/states/virginia)

Virginia Department of Agriculture and Consumer Services: <https://www.vdacs.virginia.gov/food-information-for-vendors-and-businesses-home-food-processors.shtml>

Statute: [Va. Code §3.2-5130 \(HB 402 / 2026 c. 605\)](#)

### Zoning / home occupation

Varies. Virginia state cottage food law requires no permit. Mecklenburg County may require a local business license. Contact Mecklenburg County administrator for local requirements.

### Health

No. VDACS may inspect upon consumer complaint.

### Business license

Likely

### Pickup / delivery

Direct sales only at home, farmers markets, or temporary events (up to 14 consecutive days). No online ordering, no shipping, no wholesale.

### If you rent a commissary kitchen

**VDACS treats a commercial kitchen as a food-processing operation.** Virginia cottage food is a home exemption. A commissary or commercial kitchen that manufactures food for sale needs a VDACS inspection and permit. VDACS publishes a commercial-kitchen food-processing application. Local health departments permit restaurants and similar food establishments.

Official source: [VDACS home and commercial kitchen businesses](#)

Local health office we have on file: <https://www.mecklenburgva.com>

This file is the home-kitchen path. A rented kitchen uses a different permit. Ask the kitchen manager which license they expect, then call the local health office.

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## SOURCES

<https://www.mecklenburgva.com>

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<https://law.lis.virginia.gov/vacode/3.2-5130/>

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<https://www.vdacs.virginia.gov/food-information-for-vendors-and-businesses-home-food-processors.shtml>

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## Mecklenburg County and nearby places

| Regulation                 | Mecklenburg County                                                                                                                             | Halifax County                                                                                                                                 | Brunswick County                                                                                                                               |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| HOME KITCHEN ALLOWED       | Yes                                                                                                                                            | Yes                                                                                                                                            | Yes                                                                                                                                            |
| SEPARATE DEDICATED KITCHEN | No                                                                                                                                             | No                                                                                                                                             | No                                                                                                                                             |
| PETS ALLOWED               | No specific state cottage food pet restriction.                                                                                                | No specific state cottage food pet restriction.                                                                                                | No specific pet restriction in state cottage food law.                                                                                         |
| INSPECTION REQUIRED        | No                                                                                                                                             | No                                                                                                                                             | No                                                                                                                                             |
| ON-SITE CUSTOMER PICKUP    | Yes                                                                                                                                            | Yes                                                                                                                                            | Yes                                                                                                                                            |
| ON-SITE SIGNAGE            | Conditional                                                                                                                                    | Conditional                                                                                                                                    | Conditional                                                                                                                                    |
| DELIVERY / PICKUP          | Direct sales only at home, farmers markets, or temporary events (up to 14 consecutive days). No online ordering, no shipping, no wholesale.    | Direct sales only at home, farmers markets, or temporary events (up to 14 consecutive days). No online ordering, no shipping, no wholesale.    | Sales allowed only at the producer's home or at farmers markets and temporary events (events capped at 14 consecutive days). No online sale... |
| HOME OCCUPATION PERMIT     | Varies                                                                                                                                         | Varies                                                                                                                                         | No                                                                                                                                             |
| LOCAL BUSINESS LICENSE     | Likely                                                                                                                                         | Likely                                                                                                                                         | Varies                                                                                                                                         |
| RESTRICTIONS               | Virginia Home Kitchen Food Processing Exemption (Va. Code §3.2-5130) permits direct-to-consumer sale of non-TCS shelf-stable foods from a p... | Virginia Home Kitchen Food Processing Exemption (Va. Code §3.2-5130) permits direct-to-consumer sale of non-TCS shelf-stable foods from a p... | Va. Code §3.2-5130 provides the home kitchen food processing exemption. No permit, registration, or inspection required at the state level.... |
| FOOD STORAGE               | Non-TCS shelf-stable foods only.                                                                                                               | Non-TCS shelf-stable foods only.                                                                                                               | Non-potentially hazardous (non-TCS), shelf-stable foods only.                                                                                  |
| POPULATION                 | 30,367                                                                                                                                         | 34,013                                                                                                                                         | 15,965                                                                                                                                         |

## More pages for this place

These Crosodo pages cover the same home cottage-food path:

Virginia permits PDF: [crosodo.com/reports/pdf/permits/virginia.pdf](https://crosodo.com/reports/pdf/permits/virginia.pdf)

Virginia cottage food law: [crosodo.com/states/virginia](https://crosodo.com/states/virginia)

Mecklenburg County cottage food law: [crosodo.com/states/virginia/mecklenburg-county](https://crosodo.com/states/virginia/mecklenburg-county)